

ASSIGNEE'S SALE OF VALUABLE DWELLING NEAR DOUBS IN FREDERICK COUNTY

By virtue of the power of sale contained in a Mortgage of Robert Theodore Holland and Debra Louise Holland, his wife, to Hilda M. Canova, dated December 2, 1971, and recorded in Liber 864, folio 598, one of the Land Records of Frederick County, Maryland, said Mortgage having been assigned to the undersigned Assignee for the purpose of foreclosure, default having occurred in the terms and conditions of the said Mortgage, the undersigned will offer for sale at the Court House Door in Frederick City, Frederick County, Maryland, on

MONDAY, APRIL 2, 1973

AT 11:00 o'clock A.M.

all that lot or parcel of land situate, lying and being on Pleasant Valley Road in Buckeystown Election District, Frederick County, Maryland, and more particularly described as follows:

BEGINNING for the same at an iron tee bar with registered land surveyor's cap no. 2046 now set in the ground on the west side of Pleasant Valley Road at the place of beginning of the land conveyed by Annie E. Ambush to William A. Layer and wife, by Deed dated August 25, 1954, and recorded among the Land Records of Frederick County in Liber 535, folio 329; thence as now surveyed by D. K. Sutcliffe & Associates, Surveyors and Engineers, and running and binding on said west side of Pleasant Valley Road the following three courses and distances, and on the outline of said land, N 11° 00' 00" E. 331.85 feet to a point on said west side, N. 5° 30' 00" E. 92.40 feet to a point on said west side, N. 20° 33' 00" E. 75.78 feet to an iron tee bar with said cap now set in the ground on said west side; thence for a line of division across said land, No. 85° 42' 30" E. 208.56 feet to an iron tee bar with said cap now set in the ground on the western outline of said land; thence running and binding on said western outline, S. 25° 15' 00" E. 553.34 feet to the point of beginning, containing 0.892 acres of land, more or less, and as more particularly shown on Plat prepared by Sutcliffe & Associates dated October 31, 1963, numbered F-302-A recorded in Liber 756 at page 614, one of the Land Records of Frederick County.

For deed reference see conveyance from William A. Layer and Helen M. Layer, his wife and Ada F. Layer, widow, unto Robert Theodore Holland and Debra Louise Holland, his wife, dated December 2, 1971, and recorded in Liber 865, folio 445, one of the Land Records of Frederick County.

This property is improved with a one story ranch-type brick dwelling, containing a living room with fireplace, kitchen-dinette, two bedrooms and full bath, with oil-fired forced air heat, composition roof, storm doors and windows, well water and electricity.

TERMS OF SALE: A deposit of Two Thousand (\$2,000.00) Dollars in cash or check acceptable to Assignee at time of sale, balance in cash within Five (5) days after ratification of sale by the Court. Interest to be paid on unpaid purchase money from date of sale to date of settlement. Taxes and all public charges to be adjusted to date of sale. All costs of conveyancing, including Documentary and Transfer Taxes, to be at the expense of the purchaser and purchasers.

SIDNEY L. BLOOM, Attorney
JAMES G. TROUT AUCTION & REALTY, INC.

Auctioneer
WILLIAM L. HAUGH, JR., Assignee
22 West Second Street
Frederick, Maryland 21701
301-662-6248

I/We hereby acknowledge that I/we have this 2nd day of April, 1973, purchased at Public Sale of William L. Haugh, Jr., Assignee of Hilda M. Canova, in No. 24,184 Equity in the Circuit Court for Frederick County, Maryland, the real estate situate lying and being on Pleasant Valley Road in Buckeystown Election District, Frederick County, Maryland (with improvements thereon) described in the annexed advertisement for the sum of Eighteen Thousand and No (\$18,000.00) Dollars, and I/we hereby covenant to comply with the terms of sale set forth in said advertisement and announced by the Auctioneer on the day of Sale.

WITNESS my/our hand(s) and Seal(s).

William A. Layer
William A. Layer

Helen A. Layer
Helen A. Layer

WITNESS:

Sidney L. Bloom
Sidney L. Bloom

"C.P. OF LAND"

Filed April 6, 1973